



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for Interlake Square, Tract No. 3532 (North of Park Street between School Street and Sacramento Street)

MEETING DATE: August 2, 2006

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and improvement agreement for Interlake Square, Tract No. 3532.

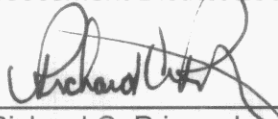
BACKGROUND INFORMATION: The subdivision is located along the west side of the old Interlake Industries site, north of Park Street between School Street and Sacramento Street, as shown on Exhibit A. The development consists of eleven medium-density single-family residential lots and a remaining industrial parcel fronting Sacramento Street. The development plan and allocations were approved by the Planning Commission on October 27, 2004, and the tentative map was approved on April 13, 2005.

Per the provisions of LMC Title 16, the developers of the subdivision, Cluff LLC and CMT Construction, Inc., have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees (\$32,105.25) for the proposed subdivision. The Development Impact Mitigation Fees for the water, storm drainage, street improvements, police, fire, parks and recreation, and general City facilities fee categories (\$75,719.36 based on the current fee schedule) will be paid in conjunction with Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project, in conformance with LMC §15.64.040. The Wastewater Capacity Impact Fee will be paid at the time of building permit issuance for each lot. All actual impact fees to be paid will be based on the impact fee schedule in effect at the time of payment.

The project has also been annexed into the Lodi Consolidated Landscape Maintenance Assessment District 2003-1 to cover the cost of maintenance and replacement of street trees being installed as part of the project, as well as park maintenance associated with the development.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure and City services. The maintenance and replacement costs for the street trees, as well as expected increases in park maintenance costs, will be funded through the Lodi Consolidated Landscape Maintenance Assessment District 2003-1.

FUNDING AVAILABLE: Not applicable.



Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachment

cc: Senior Civil Engineer Fujitani
CMT Construction, Inc.

Senior Civil Engineer Welch
Conti & Associates

Cluff LLC
Community Development Director

APPROVED: 

Blair King, City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



RESOLUTION NO. 2006-149

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
FINAL MAP AND IMPROVEMENT AGREEMENT FOR INTERLAKE
SQUARE, TRACT NO. 3532, AND FURTHER AUTHORIZING THE CITY
MANAGER TO EXECUTE THE IMPROVEMENT AGREEMENT AND
FINAL MAP ON BEHALF OF THE CITY OF LODI

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby
approve the Final Map and Improvement Agreement for Interlake Square, Tract
No. 3532, between the City of Lodi and Cluff LLC and CMT Construction, Inc.; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes and directs
the City Manager and City Clerk to execute the Improvement Agreement and Final Map
on behalf of the City of Lodi.

Dated: August 2, 2006

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I hereby certify that Resolution No. 2006-149 was passed and adopted by the
City Council of the City of Lodi in a regular meeting held August 2, 2006, by the
following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce,
and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


JENNIFER M. PERRIN
Interim City Clerk

CITY COUNCIL

SUSAN HITCHCOCK,
Mayor

BOB JOHNSON,
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

CITY OF LODI



BLAIR KING,
City Manager

JENNIFER M. PERRIN,
Interim City Clerk

D. STEPHEN SCHWABAUER,
City Attorney

RICHARD C. PRIMA, JR.,
Public Works Director

PUBLIC WORKS DEPARTMENT
CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
TELEPHONE (209) 333-6706 / FAX (209) 333-6710
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<http://www.lodi.gov>

July 27, 2006

CMT Construction, Inc.
2351 W. March Lane, Ste. A
Stockton, CA 95207

Conti & Associates
P.O. Box 1396
Woodbridge, CA 95258

Cluff LLC
908 W. Turner Road
Lodi, CA 95242

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for Interlake Square, Tract No. 3532 (North of Park Street between School Street and Sacramento Street)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, August 2, 2006. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, Interim City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.

P. Farria

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

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